



The Corporation of the Town of LaSalle

Date: October 5, 2017 **Report No:** DS-57-2017

Directed To: Mayor and Members of Council

Department: Development & Strategic Initiatives

Prepared By: L. Silani, M.Pl., MCIP, RPP
Director of Planning & Development
Services

**Policy
References:**

A. Burgess, MCIP, RPP
Supervisor of Planning Services

Subject: Application: Rezoning Application
Our File No: Z-10-2017
Applicant: Leptis Magna Development Inc.
Agent: Dillon Consulting Limited, Karl Tanner
Location: Approximately 2.5 hectares of land located along the north side of Judy Recker Drive, south of Laurier Parkway (Bouffard Planning District)

RECOMMENDATION:

Based on the information provided within this report, and subject to further input from Council and the public, it is recommended that Council grant approval to the Applicant's request to rezone this property to an Institutional Zone category.

REPORT:

An Application has been received, requesting the rezoning of approximately 2.5 hectares of property located along the north side of Judy Recker Drive, south of Laurier Parkway (see Figure 1), from an Agricultural Zone – “A” and a Recreational Zone – “RE” to an Institutional Zone – “I”. This rezoning will permit a new elementary school to be built at this location.

Attached, please find a copy of the draft zoning bylaw amendment for the subject lands.

The Greater Essex District School Board (GECD SB) has selected this site as the location for a new elementary school to be constructed in the Town of LaSalle, as a replacement for the existing Prince Andrew School located on Kelly Road.

The GECD SB has entered into an agreement with the Applicant (Leptis Magna Development Inc.) to purchase this property for a new elementary school. In order to meet Ministry of Education funding timelines, the Applicant is required to transfer this property as a fully serviced and zoned site to the GECD SB before the end of this calendar year.

School Board Staff have indicated to Town Staff that they intend to submit a Site Plan Control Application to the Town, for review and approval purposes early in the new year, so that they can commence construction of this new elementary school immediately thereafter.

The Applicant is in the process of finalizing servicing drawings for the construction of a new public road from Laurier Parkway to the easterly limits of the subject lands, and also for the upgrading of the existing Judy Recker Drive.

The principle access to/from this school site will be from this new public roadway, with Judy Recker Drive intended to provide a secondary means of access. The Applicant will be providing this new school site with full urban services, including the construction/upgrading of two public roadways with municipal piped sanitary sewers, storm sewers, sidewalks, curbs and gutters, street lights, etc.

All of the details related to the Applicant's required work at this location will be depicted on engineering drawings to be approved by the Town Engineer (and all other applicable approval authorities), and will be set out in the corresponding Development Agreement.

Storm water management for this new school site will be provided through the existing SWM Facility that already exists on the Town owned Vollmer Centre Complex, situated to the south of this site.

This new elementary school is located in the Town's Designated Urban Area area, and is well positioned to serve the needs of the growing residential population in the Town's Bouffard Planning District. Good arterial road access, via Laurier Parkway and nearby Malden Road, will also ensure that the existing rural parts of this school's catchment area can continue to be well served into the foreseeable future.


It should be noted that Town Staff are co-operating to expediate the processing of this rezoning application, in advance of the Applicant finalizing and submitting their development plans and corresponding applications for the balance of their 60 plus hectare parcel of land.

We understand that the Applicant is in the process of finalizing various reports to be submitted in support of these subsequent applications.

We would be pleased to answer any questions with respect to the contents of this Staff Report.

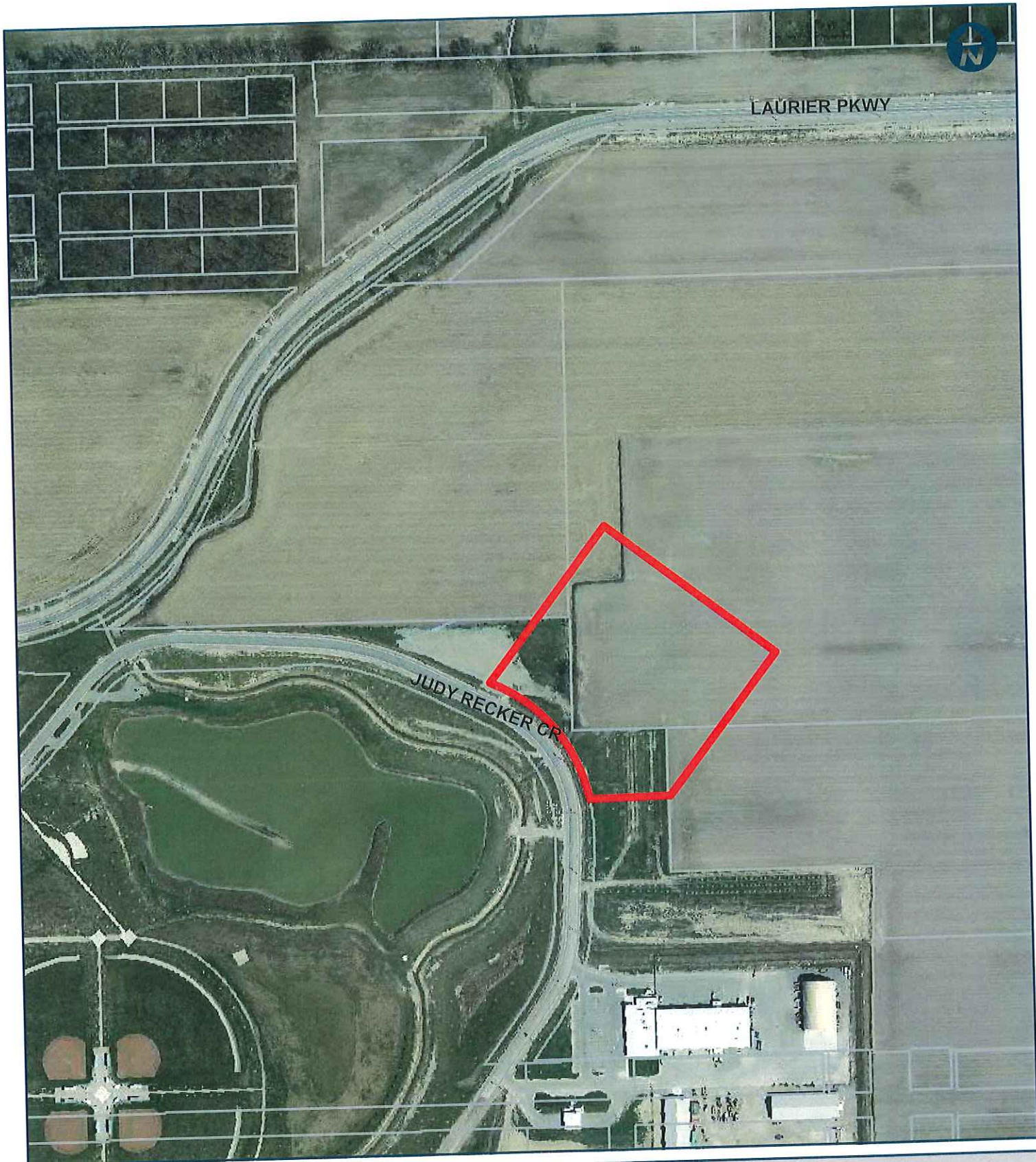
Respectfully,


L. Silani, M.Pl., MCIP, RPP
Director of Development &
Strategic Initiatives Services


A. Burgess, MCIP, RPP
Supervisor of Planning Services

Attachments

Reviewed by:						
CAO	Finance	Clerk	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire



Legend:



Subject Lands

Title:

FIGURE 1 - SUBJECT LANDS



Scale: 1:4000

File No: Z-10/2017

Prepared For: Planning Dept.

Applicant: Leptis Magna Development Inc.

Prepared By: Finance Department
GIS Services

Date: October 3, 2017

Notes: This document is not a Legal Plan of Survey.